

Unit A-2637 - Grand

A-2637 - 1717 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11587000
Status:	Active
Size:	1,048 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$775,000
List PPSF:	\$740
Valuated Price:	\$438,000
Valuated PPSF:	\$418

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	795
Number of active listings for rent:	30
Number of active listings for sale:	19
Building inventory for sale:	2%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	3

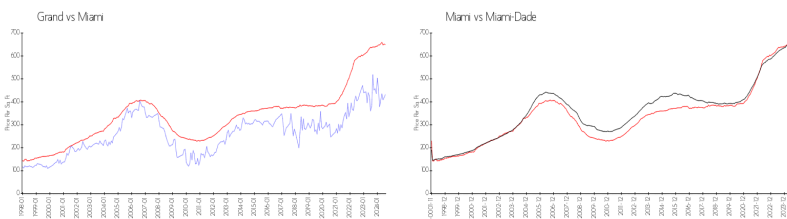
Building Association Information

Grand Condominium Association, Inc.
(305) 374-2822 & (305) 374-8006

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A-4236	1,464 sq ft	Jul 2024	\$750,000	\$512
A-1553	997 sq ft	Jun 2024	\$420,000	\$421
A-2434	1,717 sq ft	Jun 2024	\$820,000	\$478
A-3348	1,602 sq ft	Jun 2024	\$650,000	\$406
A1633	1,398 sq ft	May 2024	\$600,000	\$429
B-4154	1,509 sq ft	May 2024	\$600,000	\$398
A-3551	1,840 sq ft	May 2024	\$825,000	\$448
A-1438	1,066 sq ft	May 2024	\$410,000	\$385
A-3141	1,496 sq ft	May 2024	\$650,000	\$434

Market Information



Grand:	\$431/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Grand	2%
Miami	4%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Grand	90 days
Miami	84 days
Miami-Dade	84 days